

CHICAGO PLAN COMMISSION
121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
May 16, 2013
1:00 PM

MINUTES

PRESENT

Martin Cabrera
Smita Shah
Andrew Mooney
Les Bond
Daniel Sih
Doris Holleb
Linda Searl
Michael Kelly
Patricia Scudiero
Gabe Klein
Olga Camargo
Terry Peterson
George Migala
Kevin Slaughter
Bishop John R. Bryant
Alderman Margaret Laurino
Alderman Thomas Tunney
Alderman Walter Burnett
Alderman Ray Suarez
Alderman Daniel S. Solis
Alderman Edward Burke

ABSENT

Michael Kelly
Linda Searl

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with twelve members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on May 16, 2013.
- III. The Minutes of the April 24, 2013 Hearing were approved unanimously.
- IV. Item number 13 under Sealed Bid was deferred at the request of the Alderman.

The following inter-agency item numbers 1 through 7 under adjacent neighbors, item numbers 8 through 10 under Negotiated Sales, item numbers 11 and 12 under Sealed Bid and item number 14 were approved by an omnibus vote of 12-0.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5360 South Wells Street. (13-028-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3715 West Potomac Avenue. (13-028-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3141-45 West 19th Street. (13-028-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3507 West Hirsch Street. (13-028-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5119 South Marshfield Avenue. (13-028-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5317 South Wolcott Avenue. (13-028-21)
7. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2714 West 16th Street. (13-028-21)

Negotiated Sale

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 535 North Albany Avenue. (13-027-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3918 South Wells Street/3921 South Princeton Avenue. (13-030-21)

10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4029 West Gladys Avenue. (13-031-21)

Sealed Bid

11. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 2557 West Washington Boulevard. (13-018-21)
12. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 2002 South Throop Street. (13-026-21)
13. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land. The land is commonly known as 6200-6216 South Kenwood Avenue. (13-032-21) **Deferred at the request of the Alderman**

Acquisitons and Dispositions

14. Acquisition of five parcels from Openlands to the City of Chicago for the future creation of a neighborspace community managed garden for the property generally located at 4226-36 West Ogden Avenue. (13-019-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

***** check transcript for vote*****

1. A proposed map amendment in the North Branch Industrial Corridor, submitted by 32nd Ward Alderman Scott Waguespack, for the property generally located at 1858-1960 West Fullerton Avenue. The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) and C1-3 (Neighborhood Commercial District) to C3-3 (Commercial, Manufacturing and Employment District). **Approved 13-0, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Klein, Migala, Mooney, Peterson, Scudiero, Shah, Sih, Slaughter, and Cabrera**
2. A proposed Institutional Planned Development submitted by City Colleges of Chicago for the property generally located at 1901-1933 W. Adams Street, 1941-1959 W. Adams Street, 201-249 S. Damen Avenue, 1800-1806 W. Jackson Blvd. 1814-1960 W. Jackson Blvd. 216-250 S. Wood Street, and 208-212 S. Honore Street. The applicant proposes to rezone the site from an RM-5 Residential Multi-Unit District to a C1-3, Neighborhood Commercial District prior to establishing the Institutional Planned Development. The applicant proposes to construct a community college campus with an academic building with classrooms, offices,

day care, and accessory uses and a parking garage with 1,500 parking spaces. The site is currently improved with a surface parking lot. **Approved 13-0-3 with Commissioners Cabrera Burnett, and Peterson being recused, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Klein, Laurino, Migala, Mooney, Scudiero, Sih, Slaughter and Tunney.**

3. A proposed Type 1 zoning map amendment in the Kinzie Industrial Corridor submitted by Birdland Properties, LLC, for the property generally located at 312 - 316 North Carpenter Street. The applicant proposes to rezone the property from M2-3 Light Industry District to C1-3 Neighborhood Commercial District. The property contains an existing three-story building with ground-floor commercial space and five residential units on the upper floors. **Approved 15-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Klein, Laurino, Migala, Mooney, Peterson, Scudiero, Shah, Sih, Solis, Tunney, and Cabrera.**
4. A proposed amendment to Residential Business Planned Development No. 523 submitted by McCaffery Interest, Inc., for the property generally located at 901-1001 S. Wells Street, 150-200 W. Roosevelt Road, and 821 S. Financial Place. The applicant proposes to amend the planned development to add a school use to Sub Area III, construct a two-story school, athletic fields, a roof top garden and add approximately 11,000 square feet of open space in Sub Area IV. The sites in Sub Areas III and IV are currently vacant and unimproved. **Approved 14-0-2 with Commissioners Shah and Solis being recused, Yeas – Commissioners Bryant, Burke, Burnett, Camargo, Holleb, Klein, Laurino, Migala, Mooney, Scudiero, Sih, Slaughter, Tunney, and Cabrera.**
5. A proposed Institutional Planned Development for the property generally located at 7520 – 7530 South Greenwood Avenue, 7556 – 7606 South Greenwood Avenue, 7511 – 7741 South Greenwood Avenue, 1044 - 1058 East 75th Street, 1120 – 1148 East 76th Street, 1035 - 1147 East 76th Street, 1100 - 1128 East 76th Place, 1101 - 1127 East 76th Place, 1100 – 1110 East 77th Street, and 1101 – 1111 East 77th Street submitted by 8th Ward Alderman Michelle Harris on behalf of New Life Covenant Oakwood Church. The application proposes the development of a church campus, including an approximately 126,600 square-foot church building with an approximately 5,000-seat sanctuary, classrooms, offices, a kitchen, a stage, and other related uses; plus the renovation of an existing two-story building for youth services and day care; and a two-bay garage for church busses, all on an approximately 12.0-acre site. The application proposes parking for 659 cars on four surface lots. The application proposes to change the zoning on the site from M1-2 Limited Manufacturing/Business Park District and RS3 Residential Single-Unit (Detached House) District to RS3 Single-Unit (Detached House) District prior to establishment of the planned development. **Approved 13-0, Yeas – Commissioners Burnett, Camargo, Holleb, Klein, Laurino, Migala, Mooney, Tunney, Scudiero, Shah, Sih, Slaughter, and Cabrera**

6. A proposed Residential Business Planned Development submitted by Mesa Development, LLC, for the property generally located at 1330 East 53rd Street. The applicant proposes to rezone the site from B3-2, Community Shopping District and B1-2, Neighborhood Shopping District to a unified B3-5, Community shopping District prior to establishing the Residential Business Planned Development. The site is improved with a gas station. The applicant proposes to construct a multi-unit building with 267 dwelling units, retail space on the ground floor and 218 accessory parking spaces. **Approved 8-1-0 with Commissioner Migala voting no, Yeas – Commissioners Laurino, Camargo, Burnett, Klein, Mooney, Scudiero, Slaughter, and Cabrera**

7. A proposed Residential Business Planned Development submitted by Smithfield Construction Group for the property generally located at 118-128 West Chicago Avenue and 801-819 North LaSalle Street. The applicant proposes to construct a multi-unit building with 295 dwelling units and ground floor retail. **Approved 8-0 Yeas – Commissioners Migala, Burnett, Klein, Mooney, Scudiero, Slaughter, Tunney and Cabrera**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed amendment to Business Planned Development No. 699 submitted by Ralph's Grocery Company (Food4Less Midwest), for the property generally located at 4821 West North Avenue. The applicant proposes to add a use to allow Gas Station to the planned development and reduce the overall parking count. The site is improved with a grocery store and a commercial retail development. **Deferred at the Request of the Applicant.**

Adjournment: 5:50 PM